

**Development Standards Committee**

**February 20, 2019 at 5:00 p.m.**

The Woodlands Township  
2801 Technology Forest Boulevard  
The Woodlands, Texas 77381

- I. Welcome/Call Meeting to Order.
- II. Consideration and action regarding the minutes of the regular DSC meeting of January 16, 2019.
- III. Recess to Executive Session to consult with the Development Standards Committee's attorney pursuant to 551.071, Texas Government Code.
- IV. Reconvene in Public Session.
- V. Consideration and Action of the Commercial and Residential Applications and Covenant Violations in Sections VI and VII recommended for Summary Action.
- VI. **Consideration and Action of the Commercial Applications and Covenant Violations.**
  - A. Request for a rehearing regarding the chiller plant and HVAC installation.  
Dirk Laukien / Innospec Oilfield Services  
2600 Technology Forest Boulevard  
Lot 9147 Block 0547 Section 0999 Village of Research Forest
  - B. Variance request for the existing parking lot lighting that may exceed the maximum foot candle level allowed at the property line.  
Steele Industries LLC  
61 Carlton Woods Drive  
Lot 0001 Block 0000 Section 0012 Village of Sterling Ridge
  - C. Variance request for the placement of window graphics on the exterior surface of the glass, due to the configuration of seating in the waiting area and the existing material applied to the storefront glass to screen the seating area.  
Regency Centers LP / Texas Children's Urgent Care  
4775 W. Panther Creek Drive Suite 300  
Lot 0285 Block 0045 Section 0040 Village of Panther Creek
  - D. Variance request for the addition of four temporary banners that exceed the maximum size allowed and have a background color that is not neutral.  
Dayton Hudson Corp/ Target  
1100 Lake Woodlands Drive  
Lot 0590 Block 0599 Section 0999 Village of Town Center
  - E. Variance request to waive replant requirements following the removal of two dead trees in the forest preserve.  
Amegy Bank  
10101 Grogan's Mill Road

Lot 0285 Block 0547 Section 0006 Village of Town Center

- F. Variance request to extend the height of fence with a material that may not be compatible with the existing brick design.

Artgrig Investments LLC / The Woodlands Montessori School

1201 Many Pines Lane

Lot 0240 Block 0599 Section 0036 Village of Grogan's Mill

- G. Consideration and action for the replacement of antennas in an existing wireless communications facility.

The Woodlands Land Development LP / Waterway Square Garage

1505 Lake Robbins Drive

Lot 3000 Block 0599 Section 0999 Village of Town Center

- H. Consideration and action to change the approved ATM drive-up awning design.

BBVA Compass Bank

4825 Research Forest Drive

Lot 0400 Block 0687 Section 0047 Village of Cochran's Crossing

- I. Variance request for a proposed monument sign panel that includes a colored logo that is not trademarked with color as a feature of the mark.

CGS Real Estate Investments LTD / Aquapharm PCHEM LLC

3400 Research Forest Drive Suite B-2

Lot 0220 Block 0547 Section 0999 Village of Research Forest

**VII. Consideration and Action of the Residential Applications and Covenant Violations**

1. Request for variance for proposed fence stain that is not an approvable color  
Sherwin D. Bates  
15 Maize Flower Place  
Lot 16, Block 1, Section 34 Village of Creekside Park West
2. Request for variance for proposed fence stain that is not an approvable color.  
Andrew M. Sarantapoulas  
37 Maize Flower Place  
Lot 10, Block 1, Section 34 Village of Creekside Park West
3. Variance request for a proposed fence that will exceed the maximum height allowed for a fence and will not meet the Neighborhood Criteria for Section 7 of Alden Bridge.  
Johnny M Nichols  
31 Classic Oaks Place  
Lot 25 Block 1 Section 7 Village of Alden Bridge
4. Variance request for a proposed play structure exceeds elevated floor area allowed.  
Freeman Revocable Living Trust  
55 Rhapsody Bend Drive

Lot 46 Block 1, Section 27 Village of Sterling Ridge

5. Variance request for a proposed patio cover with integrated summer kitchen that do not respect the rear 20 foot setback.  
Matthew Peloquin  
10 Lovenote Court  
Lot 22, Block 1, Section 66 Village of Sterling Ridge
6. Variance request for a proposed patio cover with pool bath and summer kitchen that do not respect the 30 foot rear setback.  
Christopher Winter  
35 Blairs Way  
Lot 9, Block 2, Section 23 Village of Creekside Park West
7. Variance request for concept approval for a proposed detached building that will exceed the maximum living area allowed for the lot.  
Alfredo Tinajero  
74 West French Oaks Circle  
Lot 18 Block 1, Section 49 Village of Sterling Ridge
8. Variance request for an existing gas grill that does not respect the side easement.  
Deborah Vaye Cowan Ward  
30 Courtland Green Street  
Lot 8 Block 3 Section 55 Village of Alden Bridge
9. Variance request for existing fence stain that is not an approvable color  
Patrick Fischer  
35 Tealight Place  
Lot 74, Block 2, Section 2 Village of Creekside Park West
10. Variance request for an existing trellis/arbor that does not respect the side five foot easement and associated pavers that are not located a minimum of one foot from the property line.  
Roman J. Walley Jr.  
99 East Evangeline Oaks Circle  
Lot 15 Block 2 Section 74 Village of Alden Bridge
11. Variance request for an existing play structure that does not respect the 10 foot rear easement.  
Luis F. and Kimberly A. Hess  
15 Pebble Pocket Court  
Lot 9, Block 3, Section 21 Village of Creekside Park West
12. Variance request for existing pool decking that does not respect the side five foot easement.

Michael Kresowski  
150 Hearthshire Circle  
Lot 37 Block 1, Section 99 Village of Sterling Ridge

13. Variance request for existing play structure that encroaches 5 feet into the 10 foot rear easement.  
Juan Santos  
135 South Curly Willow Circle  
Lot 40, Block 2, Section 15 Village of Creekside Park West
14. Variance request for existing pool decking that does not respect the side five foot easement.  
Mark Crowe  
203 Wimberly Way  
Lot 14 Block 2, Section 3 Village of Harper's Landing at College Park
15. Variance request for an existing wood deck that does not respect the rear ten foot easement.  
Lauryn Moncrief  
66 East Foxbriar Forest Circle  
Lot 22 Block 1, Section 79 Village of Alden Bridge
16. Consideration and action to pursue legal action for outstanding Covenant violations.  
Ricardo & Leticia Narvaez  
11 West Archwyck Circle  
Lot 50, Block 1, Section 42 Village of Sterling Ridge
17. Consideration and action to pursue legal action for outstanding Covenant violations.  
Thomas Papalexioiu Trust  
18 Belcarra Place  
Lot 37, Block 3, Section 58 Village of Alden Bridge
18. Consideration and action to pursue legal action for outstanding Covenant violations.  
Jaime Caballero  
10 Herons Flight Place  
Lot 23, Block 1, Section 37 Village of Creekside Park
19. Consideration and action to pursue legal action for outstanding Covenant violations.  
Daniel S Wilcox & Ruth Wagner  
23 Courtland Green Street  
Lot 12, Block 1, Section 55 Village of Alden Bridge
20. Consideration and action to pursue legal action for outstanding Covenant violations.  
Aaron Welsh

55 Marble Rock Place  
Lot 14, Block 1, Section 78 Village of Alden Bridge

21. Consideration and action to pursue legal action for outstanding Covenant violations.  
Texas VCRB LLC (Carlos Luis Borregales Malave)  
122 Wood Drake Place  
Lot 39, Block 1, Section 4 Village of Creekside Park West

22. Consideration and action to pursue legal action for outstanding Covenant violations.  
Donald F Rosenber & Gladys Aguilar  
83 North Indigo Circle  
Lot 10, Block 4, Section 9 Village of Indian Springs (TWA)

23. Consideration and action to pursue legal action for outstanding Covenant violations.  
Rolando D Ocha  
39 Whitbarrow Place  
Lot 10, Block 1, Section 28 Village of Creekside Park West

24. Consideration and action to pursue legal action for outstanding Covenant violations.  
Elizabeth Monroe  
126 North Concord Valley Circle  
Lot 1, Block 2, Section 25 Village of Sterling Ridge

25. Consideration and action to pursue legal action for outstanding Covenant violations.  
Bradley J & Jennifer W Corekin  
79 Pleasant Bend Place  
Lot 3, Block 1, Section 23 Village of Alden Bridge

26. Consideration and action to pursue legal action for outstanding Covenant violations.  
Ruichao Ye & Xiang Li  
60 North Winterport Circle  
Lot 39, Block 1, Section 5 Village of Alden Bridge

27. Consideration and action to pursue legal action for outstanding Covenant violations.  
Ravinder Bayas & Ai Nai  
107 North Camellia Grove Circle  
Lot 8, Block 2, Section 80 Village of Alden Bridge

28. Consideration and action for possible Covenant violation  
Peter and Jacqueline Koopmans  
19 Webb Creek Place  
Lot 5, Block 1, Section 46 Village of Alden Bridge

29. Request for rehearing regarding the Development Standards Committee action for required planting conditions on a fence stain that is not an approvable color, which was

reviewed by the full committee and acted on at the meeting of October 17, 2018.

Patrick Darjon

74 North Pinto Point Circle

Lot 45, Block 1, Section 12 Village of Creekside Park

30. Variance request for proposed extensions of a driveway and walkway that exceed the maximum width allowed and the driveway encroaches the side easement. Additionally variance requests for proposed fence styles that are not an approvable style per the Neighborhood Criteria for Section 11, Village of College Park.

Michael Muse

34 Raindance Court

Lot 18 Block 3, Section 11 Village of Harper's Landing at College Park

31. Variance request to remove a tree that does not meet the criteria for removal in the Standards.

Cynthia Wood

71 North Overlyn Place

Lot 11 Block 1, Section 3 Village of Grogan's Forest at College Park

32. Consideration and action to appeal the Residential Design Review Committee decision to disapprove a tree removal.

Andrew Malkin

43 Rhapsody Bend Drive

Lot 41 Block 1, Section 27 Village of Sterling Ridge

33. Variance request for an existing trellis that does not respect the rear ten foot easement.

Thomas McCarthy

266 Rockwell Park Blvd

Lot 4, Block 4, Section 35 Village of Creekside Park

34. Consideration and action to appeal the Residential Design Review Committee decision to disapprove a proposed color change including painting the brick which may not be in keeping with character of neighborhood.

Lino Romo

11 East Majestic Woods Place

Lot 11 Block 1, Section 17 Village of Sterling Ridge

35. Variance request for a proposed swimming pool and decking that do not respect the rear ten foot easement.

George Booth

11 Hedgedale Way

Lot 5, Block 5, Section 36 Creekside Park

36. Variance request for landscape borders that exceeds the height allowed in easement and may adversely impact adjacent properties and a fence that is not an approved

material/style per the Development Criteria. Additionally, the driveway extension does not meet conditions set by the Development Standards Committee by installing more paving than was approved, using a different material and does not respect the side five foot easement.

Jan Holland

74 North Knights Crossing Drive

Lot 12 Block 1, Section 81 Village of Sterling Ridge

37. Variance request for a proposed fence that will exceed the maximum height allowed.

Andrew Dubois

7 Freestone Place

Lot 27 Block 1 Section 49 Village of Alden Bridge

38. Variance request for Concept approval of a proposed room addition that will exceed the maximum living area allowed per the Development Criteria for Section 86 of Alden Bridge and the Initial Land Use Designation

Edelimiro Garza

30 South Hawthorne Hollow Circle

Lot 79 Block 1, Section 86 Village of Alden Bridge

39. Variance request for two proposed pergolas and summer kitchen that exceed the maximum hard surface area and an existing generator that does not respect the rear ten foot easement. Additionally, a variance request for artificial turf that is not an approved ground cover and does not respect the rear and side easements.

Wayne Lepire

14 Ramey Heights Court

Lot 42 Block 1, Section 12 Village of Grogan's Forest College Park

40. Variance request for an existing plastic storage shed that does not respect the side five foot easement and an existing wood storage shed that does not respect the side five and ten foot rear easement and exceeds the maximum height allowed.

Angela L Danna

51 Cherryvale Court

Lot 13 Block 1 Section 73 Village of Alden Bridge

41. Variance request for a proposed patio cover with summer kitchen that does not respect the 20 foot rear setback and for proposed paving that does not respect the 10 foot rear easement.

Jeremy Holberg

26 Garden Path Place

Lot 9, Block 1, Section 9 Village of Creekside Park West

42. Variance request for a proposed patio cover with summer kitchen that does not respect the 20 foot rear setback

Eugenio Macouzet

11 Woodborough Way  
Lot 3, Block 3, Section 34 Village of Creekside Park

43. Variance request for a proposed patio cover with fireplace that does not respect the 20 foot rear setback

David Calvin Campbell III  
23 Royal Ridge Place  
Lot 8 Block 02 Section 37 Village of Alden Bridge

44. Variance request for an existing generator that the top is more than six feet from natural grade.

Steve and Sharon Durio  
27 Glenleigh Place  
Lot 26, Block 1, Section 15 Village of Indian Springs (TWA)

VIII. Public Comments

IX. Member Comment

X. Staff Reports

XI. Adjourn



A handwritten signature in black ink, which appears to read "Stephanie B. Esler".

Property Compliance Manager  
For The Woodlands Township